

HAMPTON PLANNING BOARD – MINUTES

October 15, 2003

PRESENT: Thomas Gillick, Chairman
Robert Viviano, Vice Chairman
Tracy Emerick, Clerk
Tom Higgins
Keith Lessard
Fran McMahon, Alternate
Cliff Pratt, Alternate Selectman
Mark Fougere, Interim Town Planner

ABSENT: Jack Lessard
Skip Sullivan
Jennifer Kimball

Mr. Gillick called the meeting to order at 7:00 p.m. by introducing the Board members. Mr. Gillick then asked Mr. McMahon to lead the Pledge of Allegiance.

I. NEW PUBLIC HEARINGS:

1. Richard A. & Ruth E. Bley
Waiver Request from Subdivision Regulations Section VII.C.2 (peak rate runoff) in conjunction with current 8-Lot Subdivision application at Timber Swamp Road
Map 137, Lot 1
Owners of Record: Same as Above

II. OLD BUSINESS:

1. Richard A. & Ruth E. Bley
8-Lot Subdivision at Timber Swamp Road
Map 137, Lot 1
Owners of Record: Same as Above
Jurisdiction Accepted May 7, 2003, extended by applicant
2. Richard A. & Ruth E. Bley
Special Permit Application for construction of culverts, wells and water lines within the Wetlands Conservation District associated with 8-Lot Subdivision at Timber Swamp Road
Map 137, Lot 1
Owners of Record: Same as Above

Attorney Peter Saari introduced himself as representing the applicant. Also introduced were Mr. Geoffrey Bley, the applicants' son, and Mr. Tobin Farwell, Project Engineer, from Altus Engineering. Mr. Gillick read a letter dated October 14, 2003 from Mr. Richard Bley stating that he would allow his son to stand in for him in his absence. Mr. Gillick stated, as a reminder, that the Board took jurisdiction of this application on May 7, 2003 that was recently extended by the applicant. He asked Attorney Saari if the time has run out, Attorney Saari's response was about 1 month left. Mr. Farwell presented the drainage proposal and outlined the revisions. Mr. Fougere commented there was a meeting between the applicant and DPW on September 26 regarding this revised proposal. Mr. K. Lessard stated his concerns for the drainage being untreated right into the wetlands. Mr. Farwell stated this was true and also an increase to run off. He continued stating this was acceptable to the DPW at the recent meeting where the previous proposal was not. Mr. Weinrib of Altus Engineering introduced himself and took a moment to clarify the design changes and conflicts. Mr. Fougere asked would it be possible to install a 100' grass swale.

Mr. Weinrib stated there was approval from the property owner to have the drainage on that property. Mr. Higgins asked what property owner was giving permission for this and the reply was it would be on the Hurds' property. Mr. Gillick stated that Conservation Commission comments would be needed here before the Board takes any action. Mr. Fougere stated of the proposals that have been presented regarding the drainage issues he would suggest the Board seriously consider this one.

OPEN PUBLIC HEARING:

Mr. Arthur Thomas of 111 Timber Swamp Road introduced himself. He has lived in that area for 7 years and whatever they are going to do would help the current flooding, drainage, icing problems.

Mr. Frank Defreze of 99 Timber Swamp Road introduced himself. He stated he owns a business there and in 1987 he installed a certain size drain back then for that area. That line is full and cannot be added to without enlarging it. He suggested re-sizing it and improve the culvert around it. He was also concerned with the boundary line of trailers and fences on his land and requested the Board take a look at that as well.

CLOSE PUBLIC HEARING.

There was considerable Board discussion on various ways to resolve the conflicts (i.e. not installing a curb; treat the water on-site; etc...). Mr. K. Lessard **MOTIONED** to continue the 8-Lot Subdivision and Special Permit applications to the November 19, 2003 Planning Board meeting subject to:

- * Submittal of a revised drainage plan, with no off-site drainage, in accordance with the Town of Hampton's regulations.

Mr. Viviano **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. John Hangen, Director of DPW arrives at this time. Mr. Gillick asked Mr. Hangen to offer his comments and suggestions regarding this project. Mr. Hangen referenced the meeting the applicant and Engineers had at his office recently. He stated there was an additional meeting with Town Manager, James Barrington and Town Attorney, Mark Gearreald and all agreed this proposal would work. Mr. Hangen also distinguished other issues: 1) treating water on-site would decrease the applicant's plan by one lot size, while eliminating run off as well; 2) adding curbing would decrease the icing problem; and 3) this proposal is less problematic than the 1st proposal. There was continued discussion among the Board members. Mr. Viviano commented the current Regulations state not to increase the runoff on any property. There was Board consensus to have the water treated onsite. The proposal made by the applicant provided no treatment for site runoff. Mr. Viviano **MOTIONED** to deny the Waiver Request from Subdivision Regulations Section VII.C.2 (peak rate runoff) in conjunction with current 8-Lot Subdivision application at Timber Swamp Road; that applicant, to meet existing Town Regulations, treat drainage on-site. Mr. K. Lessard **SECONDED. VOTE: 4 = YES / 3 = OPPOSED** (Mr. Emerick, Mr. Higgins, Mr. Pratt). **MOTION PASSES IN THE AFFIRMATIVE.**

3. Golden Corridor & Hampton Harbor Condominiums, LLC
Lot Line Adjustments at
3 Ocean Blvd.; 31 Harbor Road; and Duston Avenue/Harbor Road
Map 298, Lot 6; Map 295, Lot 62; Map 295, Lots 59 & 63; Map 295, Lot 64, & Map 298, Lot 3
Owners of Record: Helen C. Gilmore & Catherine F. Silver; James E. Gallagher;
Golden Corridor LLC; Hampton Harbor Condominiums LLC
Jurisdiction accepted September 17, 2003

4. Golden Corridor & Hampton Harbor Condominiums, LLC
Site Plan Review for 21-unit Townhouse Condominium Development at
Duston Avenue/Harbor Road
Map 295, Lots 59 & 63; Map 295, Lot 64, & Map 298, Lot 3
Owners of Record: Golden Corridor LLC; Hampton Harbor Condominiums LLC
Jurisdiction accepted September 17, 2003
5. Golden Corridor & Hampton Harbor Condominiums, LLC
Special Permit Application for work within the Wetland Conservation District
associated with the multifamily Site Plan application at
Duston Avenue/Harbor Road
Map 295, Lots 59 & 63; Map 295, Lot 64, & Map 298, Lot 3
Owners of Record: Golden Corridor LLC; Hampton Harbor Condominiums LLC

Attorney Peter Saari and Mr. Joe Coronati introduced themselves as representing the applicant. Mr. Gillick read a letter dated October 3, 2003 from the Gebhart's (abutters to this project). Mr. Gillick continued by referencing Jennifer Kimball's memo dated October 3, 2003 and Mark Fougere's memo dated October 15, 2003 that the Board members had all been given a copy of. Attorney Saari introduced Mr. Mark Maynard, Principal interest to this project. Mr. Coronati distributed a map of the ClubHouse elevations and floor plan. There was extensive discussion with Board members regarding the ClubHouse and the businesses that exist in and around this project. Mr. Maynard clarified these businesses, their lease agreements, and helped to answer some of the Boards questions. He stated the Clubhouse will not have a bar and there is a small kitchen that is utilized at times by the members. There was Board consensus that these businesses must be clearly identified, distinguished, and noted detail on the submitted plans. The **19** boat slips, pier **and function room** uses became much more controversial when Mr. Coronati distributed an outline map of the area. Many Board questions were asked regarding additional parking necessities (*i.e. proof of permits for existing docks; show all utilities at the docks on the plan; function room to be used by Phase 1, Phase 2, Yacht Club, and possibly Phase 3*). Mr. Gillick stated there are some 'general' zones involved and he suggested to have Interim Town Planner, Mr. Fougere counsel with Attorney Gearreald to distinguish the actual parking requirements. Mr. Coronati stated he had been in a meeting with the Gebhart's regarding on going talks with them and the applicant. Mr. Gillick asked Mr. Coronati to provide a letter in writing that confirms these meetings have taken place with the Gebhart's. Mr. K. Lessard **MOTIONED** to continue the four Golden Corridor Phase II applications (Lot Line Adjustments, Site Plan Review, Special Permit Application, Waiver Request: Site Plan Regulations Section VII.D.2) to the November 19, 2003 Planning Board meeting. Additionally, as a result of mutual discussion of the items in the Jennifer Kimball's memorandum dated September 17, 2003 on this subject, it is the Board's understanding that a "complete and detailed" application will be submitted so that the Board may be able to consider "approval" of this application on November 19, 2003. Mr. Emerick **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

III. CONSIDERATION OF MINUTES – OCTOBER 1, 2003:

Mr. K. Lessard **MOTIONED** to approve the minutes as written. Mr. Emerick **SECONDED. VOTE: 5=YES. 1=ABSTAIN** (Mr. Viviano). **MOTION PASSES IN THE AFFIRMATIVE.**

IV. CORRESPONDENCE:

Royale Shores Vacation Resort:

Mr. Gillick read a memo dated October 15, 2003 from Ms. Janet Reynolds regarding the Royale Shores Vacation Resort requesting the Board cancel the special meeting previously requested to hear the new/amended application. The Board agreed to cancel the meeting that was scheduled for October 29, 2003.

Mr. Gillick read a memo dated October 7, 2003 from Cartographic Associates, Inc. regarding a workshop to be held at Exeter Town Hall reference to GIS mapping and using MapsOnline. The workshop is scheduled for Tuesday, October 28, 2003 from 9:00 a.m. to 12 p.m.

Mr. Gillick read a memo regarding Municipal Law Lecture Series regarding municipal land use. There are three lectures available and the sign up dates scheduled are October 22, or October 29. The memo is available for review at the Planning Office.

Mr. Gillick stated a memo is necessary to be written from the Planning Board to the Board of Selectman stating that the Board does not have any objection to the Town accepting the gazebo located at Marelli Square. Mr. K. Lessard **MOTIONED** to confirm that the Hampton Planning Board does not have any objection to the Town accepting the gazebo located at Marelli Square. Mr. Emerick **SECONDED. VOTE: 5 = YES / 1 = ABSTAIN** (Mr. Higgins). **MOTION PASSES IN THE AFFIRMATIVE.**

V. OTHER BUSINESS:

Mr. Gillick stated that the Capital Improvements Program is nearing its completion. The CIP met on October 14, 2003 and reviewed the final narrative and spreadsheet. The CIP is requesting to be heard at the November 5, 2003 Planning Board Meeting and has requested to be heard at the November 10, 2003 Board of Selectman meeting.

Mr. Higgins **MOTIONED** to adjourn. Mr. K. Lessard **SECONDED. VOTE: ALL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Meeting adjourned at 9:32 p.m.

Respectfully Submitted,
Janine L. Fortini
Planning Board Secretary

Minutes as amended November 19, 2003